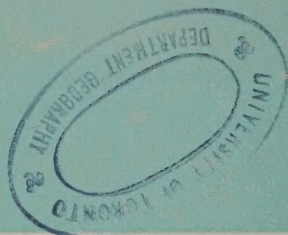


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PROVINCE OF ONTARIO

Government  
Publications



*How well do you know  
your Municipality?*



**A SUMMARY  
of  
THE MORE FREQUENT QUESTIONS  
ASKED MUNICIPALITIES  
by  
INDUSTRY INVESTIGATING PLANT LOCATION**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
TRADE AND INDUSTRY BRANCH  
454 UNIVERSITY AVENUE  
TORONTO, ONTARIO



HON. WM. M. NICKLE, Q.C.,  
*Minister*

T. A. C. TYRRELL,  
*Deputy Minister*

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# Have The Answers Ready

An unfavourable impression is created with industry by a municipality if the majority of questions asked by an industry studying the community with a view to plant location must be answered indefinitely.

The senior executives of industry who normally carry out such investigations are busy men, and often impatient over what might seem unnecessary delay in providing information basic to industrial development.

The following represents the more common questions asked by industry. It is suggested that a careful study be made of these questions and accurate answers be prepared and available for reference when dealing with industry.

A. V. CRATE,  
DIRECTOR OF TRADE AND INDUSTRY

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## 1. POPULATION STATISTICS

- (a) Present Population
- (b) Population changes last ten years
- (c) Population within the labor and market radius of the municipality

## 2. MUNICIPAL ADMINISTRATION

- (a) Form of Government:
  - Council
  - Board of Control
  - City Manager
- (b) Police Protection:
  - Number of Personnel
  - Equipment
  - Existence of a patrol service for industrial properties
- (c) Fire Protection:
  - Number of Personnel
  - Permanent or Volunteer system
  - Equipment
  - Annual Losses
  - Insurance Classification of Community
  - Type of Alarm System
  - Pressure at Mains
  - Existence of Fire Protection for Industrial Buildings
- (d) Garbage Collection and Disposal:
- (e) Roads:
  - Type and condition
  - Snow removal
  - Cleaning
  - Contemplated street construction



(f) Water:

Type of System and Source

Pressure

Pumping capacity in gallons per day

Present consumption in gallons per day

Temperature

Chemical—Analysis

Rates, Industrial and Residential

(g) Sewage:

Type of System

Type of Treatment

The disposal of Effluent

How types of Effluent that cannot be put into the sewage system (e.g. acids and processing waste) are disposed of. The existence of storm sewers

(h) Hydro:

Source

Availability

Present consumption in K.W.

Cycle

Transformer Capacity in K.W.

Phase

Rates—Industrial

Rates—Domestic

Rates—Commercial

(i) Gas:

A. Natural:

Source  
Quality and Quantity  
Distribution Facilities  
B.T.U. Content  
Rates for Industrial, Domestic and  
Consumers

B. Manufactured:

Source (local or not)  
Quality and Quantity  
Distribution Facilities  
B.T.U. Content  
Rates for Industrial, Domestic and  
Commercial

(j) Attitude of the Municipal Government and  
Community in general to New Industry:

(k) Taxes:

Mill Rate  
Mill Rate for Each of the Past Five Years  
Basis of Assessment  
Existence of any special tax concession to  
industry  
Business Tax  
Portion of Mill Rate to Education  
Debenture Debt  
Debenture Debt for Each of the Past Five  
Years  
Debenture Debt per Capita  
Breakdown of Tax Dollar Spending  
Contemplated Expenditures that will affect  
the tax rate  
Total Assessment  
Total Industrial Assessment  
Assessment increase over past Five years

(l) Recreation:

Employment of a Recreational Director by the municipality

Types of recreation and facilities in the municipality

Existence of a community centre

(m) Education:

Number of schools, total enrolment and types (primary, secondary, universities, vocational and business).

Number of graduates per year with Junior Matriculation (male and female).

Number of graduates per year with Senior Matriculation (male and female).

Existence of a vocational school geared to local industrial requirements.

Future school construction plans.

(n) Libraries:

(o) Medical:

Number and types of hospitals in community

Number of Beds

Which hospitals are accredited?

Number of Doctors in community

Number of Surgeons in community

Existence of Medical Clinic

Number of Dentists in community

(p) Community Planning:

Existence of a planning board

Existence of an official and approved land use plan for the municipality

Zoning by-laws, in force or contemplated

(q) Names of the various Municipal Departments

(r) Municipal regulations pertaining to, or affecting, manufacturing industry

### 3. CIVIC DATA

- (a) Churches and Denominations
- (b) Fraternal Organizations
- (c) Newspapers, (daily, weekly) and circulation
- (d) Radio and Television Stations
- (e) Hotels and Motels
- (f) Postal Facilities
- (g) Public Transportation

### 4. CLIMATE

- (a) Temperature:
  - Annual Average
  - Maximum Temperature
  - Minimum Temperature
- (b) Precipitation:
  - Average Annual Rainfall
  - Average Annual Snowfall
  - Flood Experience
- (c) Humidity:
  - Average Relative Humidity

### 5. HOUSING

- (a) Availability of apartments and apartment rents
- (b) Availability of rental housing and house rents
- (c) Average cost of standard 5 and 6 room homes,  
the amount of down payment required and  
type of mortgages and interest rates
- (d) Average purchase price of homes suitable for  
executive personnel
- (e) Availability of housing (low and high cost)
- (f) Average residential taxes (municipal)
- (g) Percentage of Home Owners in Community
- (h) Housing projects contemplated



## 6. FINANCIAL DATA

- (a) Names of Chartered Banks
- (b) Names of Insurance, Trust and Mortgage Companies located or represented in municipality

## 7. RECREATIONAL FACILITIES OTHER THAN MUNICIPAL

- (a) Existence of facilities for such sports as fishing, boating, golf, curling, skiing, swimming, hunting, etc.

## 8. CUSTOM FACILITIES

- (a) Availability and locations of Customs facilities

## 9. TRANSPORTATION FACILITIES

- (a) Railroads:

Names of the railroads serving the municipality

Possibility and cost of interswitching between the railroads

Existence of private sidings and the switching rate for private sidings

Type of service to Montreal, Toronto, Windsor, Niagara Falls, Vancouver, Winnipeg and Halifax on carload and less than carload shipments and time from pickup to delivery in or to these points

Type of pool car and express services available

Availability of a regular passenger service to principal centres

- (b) Passenger Bus Services:

In the community served by a scheduled bus service

(c) Truck Transport:

Names of Trucking Companies and Class in  
and serving Municipality

Service to Montreal, Toronto, Windsor, Niag-  
ara Falls, Winnipeg, Vancouver and Hali-  
fax on less than truckload and truckload  
shipments and time from pick-up to deliv-  
ery in these points

Terminal facilities

Local cartage companies

(d) Air Service:

Nearest Commercial Airport

Air Cargo and Forwarding Service

Air Passenger Service

Type of Service

Number and length of runways

Private Airport

(e) Waterways:

Nearest commercial harbour

Dock facilities

Depth at dock

Depth of channel

Type of shipping service available

Frequency of service

Dockage charges

(f) Warehousing:

Name and number of public warehouses

Other types of warehousing

Warehousing charges

Existence of a bonded warehouse in the  
municipality

## 10. FUELS

### (a) Coal:

Types of coal available

Cost per ton of different types of coal delivered to plant location by truck and carload

### (b) Oil:

Types of oil available

Cost per gallon of different types of oil (particularly Bunker C Oil) delivered to plant location by truck and tank car

Main type of oil used by existing manufacturing plants located in the municipality

### (c) Gas:

Types of gas available

B.T.U. content

Pressure available; and rates —

Industrial, commercial and domestic

## 11. DATA ON PRESENT MANUFACTURING CONCERNS

Industries generally:

List of Industries

Number of employees in each industry (male and female)

Total wages paid by industries

Availability of labour in immediate community and surrounding area

Names of new industrial plants that have located in the municipality during the last five years

Attitude of established industry to new industry in the area

Service Industries:

Name of machine shops both for repair and sub-contract work, and type of equipment

Electrical service shops that do industrial maintenance

Names and type of foundries in municipalities, or nearest foundry

## 12. LABOUR

- (a) Total employment in community
- (b) Total employment in manufacturing industries
- (c) Supply of labour (skilled, semi-skilled and unskilled) both male and female
- (d) Supply of stenographic and office personnel
- (e) Area from which workers are or could be drawn and distances; and means of transportation
- (f) Number of workers going out of town to work, distances and types of work
- (g) Labour turnover
- (h) Racial groups
- (i) Characteristics of labour (rural or urban)
- (j) Prevailing wage rates for various job classification
- (k) Working hours in the majority of plants
- (l) Existence of piece work and bonus systems in present industry
- (m) Efficiency of labour
- (n) Statutory holidays
- (o) Names of unions presently in the municipality
- (p) Past history of labour disturbances
- (q) Availability of labour training facilities



### 13. AVAILABLE INDUSTRIAL BUILDINGS

(a) Industrial Buildings available for rent or purchase:

Plant footage

Land acreage

Dimensions of building

Condition

Type of construction

Number of storeys

Ceiling heights

Type of floor

Type of heating

Lighting, cycle, voltage, phase

Heavy wiring for machines

Washroom facilities

Sprinklers

Elevators and capacity

Overhead crane

Shipping facilities, truck, railroad

Water, sewage, gas facilities and size of mains

Rental rate and length of lease or cost price

(b) Existence of local contractors or organizations who will construct industrial buildings on a lease or lease purchase basis:

a. The terms of such leases

b. The rental rates or costs

(c) Building by-laws and restrictions at present in force or contemplated in the municipality.

## 14. INDUSTRIAL LAND

### (a) Sites available in the municipality for industrial purposes

Existence of a map of the municipality showing site locations

Price per acre of sites

Existence of water, sewer, hydro and gas facilities and services for sites

The willingness of the municipality to install these services to the property lines of sites without obligation to industry if they are not at present available

Existence of access for sites to a paved or hard surfaced road

The willingness of the municipality to construct such roads to sites without obligation to industry

Availability of railroad services for sites

Existence of zoning by-laws

Existence of industrial land owned by the municipality

### (b) Details on each site:

Acreage

Cost per acre

Plan available showing contours and boundaries

Foundation (type of sub-soil)

Accessibility to water lines, sewer lines, storm sewer, power lines, gas lines and roads.  
Also access to main highway

Can site be serviced by a private railroad siding

Transportation services for workers to plant

Would industrial noises (presses, etc.) be an annoyance to home owners in the immediate area

Are there any municipal restrictions on site

Is site owned by the municipality

# ***The Trade and Industry Branch***

*"CREATED in 1945, the Trade and Industry Branch of the Government of Ontario promotes the economic growth of the Province through the development of its manufacturing industries".*

## **Major Functions Include —**

### **INDUSTRIAL DEVELOPMENT**

To new and expanding industry, provides technical information and counselling on:

Markets	Taxation
Materials	Tariffs
Labor	Municipal Statistics
Power	Transportation
Industrial Sites and Buildings	

The Trade and Industry Branch assists Canadian manufacturers by providing an advisory service in respect to the manufacture of additional products.

### **MUNICIPAL DEVELOPMENT**

Assists municipalities in their local planning and programmes for industrial development.

### **REGIONAL DEVELOPMENT**

Encourages and co-ordinates the broad economic development of the Province through the establishment and support of Regional Development Associations.

### **IMMIGRATION**

Provides information on living conditions in Ontario, to potential immigrants, through its offices abroad.

### **ONTARIO RESEARCH FOUNDATION**

Provides scientific information based on laboratory research to Ontario industry with the support of the Trade and Industry Branch.

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